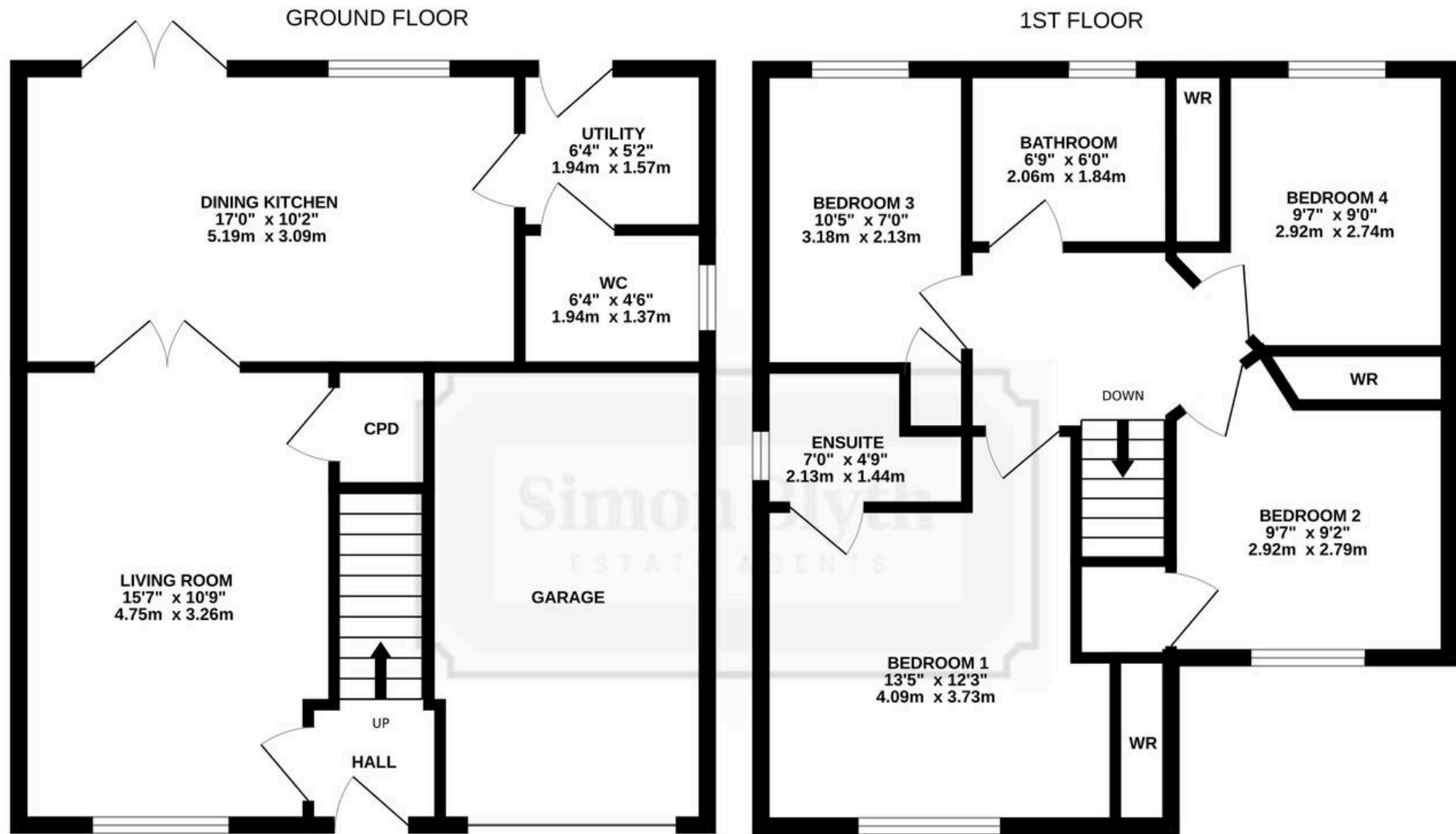




1 Fieldway Rise, Huddersfield
Huddersfield

Offers in Region of **£375,000**



FIELDWAY RISE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Fieldway Rise

Netherton, Huddersfield

NO ONWARD CHAIN

A well appointed and attractively presented modern four bedroom detached family home constructed by Persimmon Homes in 2023 and having remainder of NHBC warranty.

The property is located within this popular and well regarded village close to open country side and having local shops including farm shop, Netherton infant and nursery school and accessible for both Town centre and M62.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance lobby, living room, dining kitchen, utility room and downstairs WC. First Floor Landing leading to master bedroom with fitted wardrobes and en suite shower room, three further bedrooms all of which have fitted wardrobes and house bathroom. Externally there are gardens laid out to both front and rear together with a block paved double width driveway which leads to a single garage.





Ground Floor

Entrance lobby with a composite panelled and frosted double glazed door, ceiling light point, central heating radiator, staircase rising to the first floor and to one side a door opens into the living room.

Living Room

15' 7" x 10' 9" (4.75m x 3.28m)

A comfortable and well proportioned reception room which has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, useful storage cupboard beneath the staircase. At the far end of the room twin timber door open into the dining kitchen.

Dining Kitchen

17' 0" x 10' 2" (5.18m x 3.10m)

This has pvcu double glazed windows and pvcu double glazed French doors overlooking the rear garden, there are two ceiling light points, central heating radiator and fitted with a range of shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with overlying worktops which include and inset 1 1/2 bowl single drainer sink with chrome mixer tap, there is a four ring stainless steel gas hob with stainless steel and glass extractor hood over together with stainless steel electric fan assisted oven beneath, integrated fridge, integrated freezer and integrated dishwasher. To one side a door gives access to the utility room.



Utility Room

6' 4" x 5' 2" (1.93m x 1.57m)

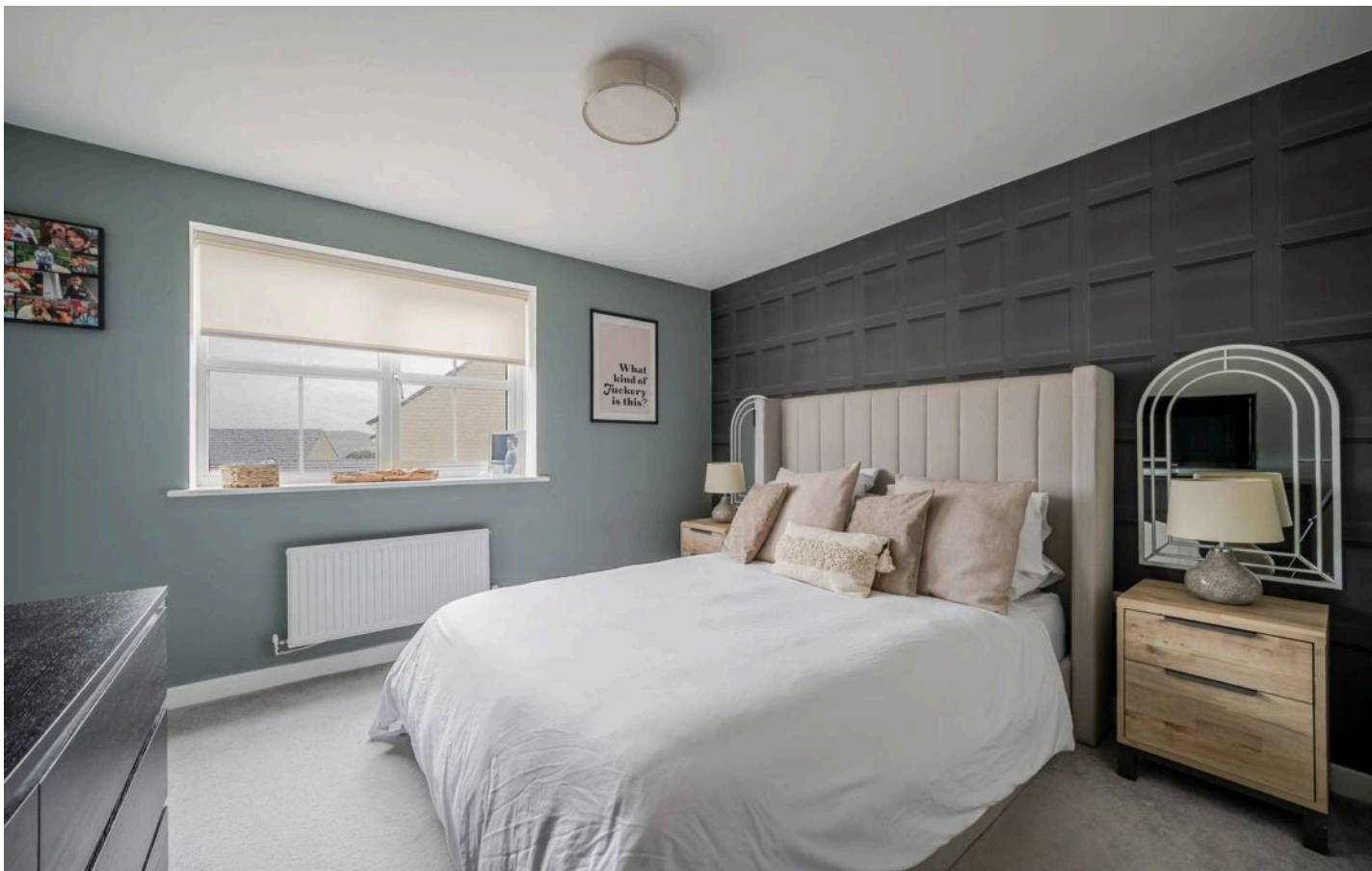
With composite panelled and frosted double glazed door leading to the rear garden, there is a ceiling light point, central heating radiator, cupboard housing an ideal logic gas fired central heating boiler and having worktop with base cupboard and under counter space for washing machine and tumble dryer. To one side a door gives access to a downstairs WC.

Downstairs WC

6' 4" x 4' 6" (1.93m x 1.37m)

With a frosted pvcu double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising pedestal wash basin with tiled splash back and chrome monobloc tap, together with a low flush WC.





First Floor Landing

With ceiling light point, loft access and central heating radiator. From the landing access can be gained to the following rooms..-

Bedroom One

13' 5" x 12' 3" (4.09m x 3.73m)

A double room which has pvcu double glazed window looking out over the front garden and enjoying some far reaching views over the roof tops, there is a ceiling light, central heating radiator and fitted floor to ceiling sliding door mirror fronted wardrobe. To one side a door gives access to an en suite shower room.

En Suite Shower Room

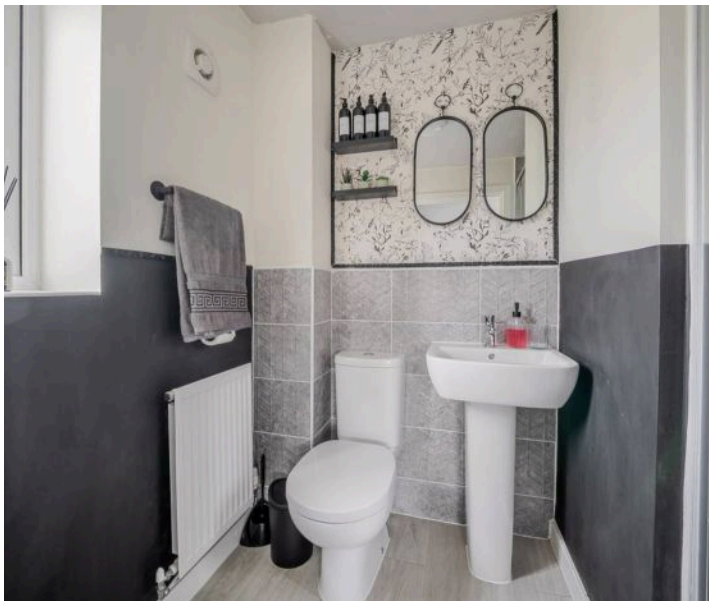
7' 0" x 4' 9" (2.13m x 1.45m)

With a frosted pvcu double glazed window, ceiling light point, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and tiled shower cubicle with glass door and chrome shower fitting.

Bedroom Two

9' 7" x 9' 2" (2.92m x 2.79m)

A double room situated adjacent to bedroom and enjoying a similar aspect through pvcu double glazed window. There is useful storage over the bulkhead, fitted wardrobe, ceiling light point and central heating radiator.



Bedroom Three

10' 5" x 7' 0" (3.18m x 2.13m)

A double room situated to the rear and having a pvcu double glazed window looking out over the garden, wardrobe to one side, ceiling light point and central heating radiator.

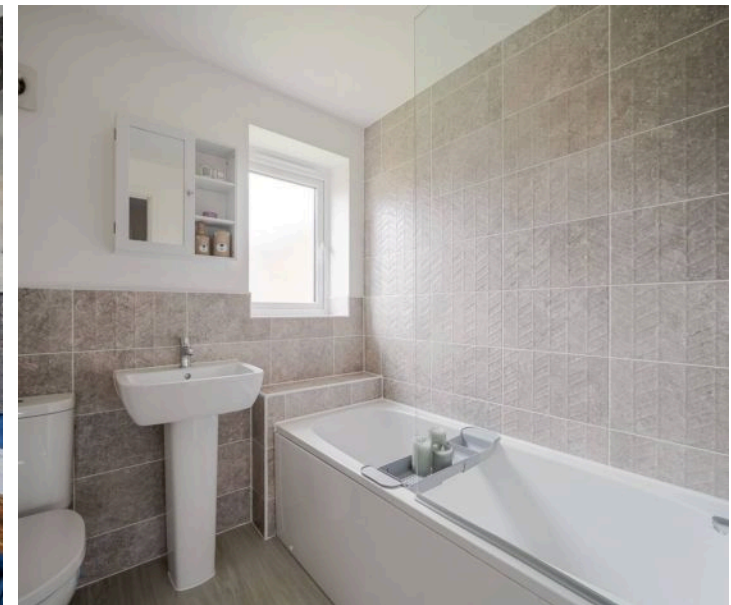
Bedroom Four

This is situated adjacent to bedroom three and has a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted floor to ceiling sliding door and mirror fronted wardrobe.

Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

With frosted pvcu double glazed window, ceiling light point, extractor fan, central heating radiator and part tiled walls which are tiled to the ceiling around the bath. The suite comprises panelled bath with glazed shower screen and shower fitting, pedestal wash basin with chrome monobloc tap and low flush WC.



GARDEN

To the front of the property there is a lawned garden with planted tree. A flagged pathway with a gravelled boarder leads down the right hand side of the property where there is an EV charging point and timber hand gate which gives access to the rear. The rear garden is predominately lawned together with a flagged pathway, flagged patio and boarded by timber fencing.

Driveway

There is a double width Herring Bone block paved driveway which provides off road parking for two cars side by side and this in turn leads to a single garage. Garage is 15'7" x 8'8" with an up and over door, power and light.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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